



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2308512
Applicant Name: Brittani Ard
Address of Proposal: 14046 Midvale Avenue N

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into three unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not on each of the unit lots. The construction of the new duplex townhouse is being reviewed under Project #2308090 and Permit #740714. The existing single-family house will remain.

The following approval is required:

Short Subdivision – to subdivide one (1) existing parcel into three unit lots.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: L1
Date of Site Visit: NA
Uses on Site: Single Family Residential

Substantive Site Characteristics: The site is the third lot on the block south of N 143rd Street and bounded at the east by Lenora Place N, and at the west by Midvale Avenue N. Directly to the north across N 143rd Street there are few old single family residential structures but dominated by large multifamily development. To the east across Lenora Place N, the development is single family residential structures, then to the south is a mix of single family and multifamily development. Across Midvale Avenue N to the west are all commercial establishments that stretch north/south along Aurora Avenue N.

All the streets within the immediate vicinity are paved with hard surface, some with curbs and sidewalks. Lenora Place N is used as the main vehicle access to the site. Although it is paved, the roadway does not meet the minimum width required for the development in the L1 zone. Also, the existing difference in grade elevations between the lots and the Lenora Place N pavement may have contributed to the narrow configuration of the roadway. The public comments attest to the pavement width status of the street.

Public Comments:

Two comment letters received. Concerns focused on the inadequate width of the roadway to sustain increased traffic generated by the development in the block. Due to the narrow roadway, there is no adequate passing lane for the two-way traffic, nor is on-street parking adequately accommodated on one side of the street.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Summary – Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. As required in the issued building permit, the portion of the existing pavement in Lenora Place N abutting the site will be widened to meet code standards, and as further conditioned to ensure unobstructed vehicular traffic, this short subdivision can be provided with vehicular access including emergency vehicles. Adequate provisions for water supply, sanitary sewage disposal and drainage control

have been provided for each lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area and no environmentally critical areas were observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of trees as depicted by the landscaping plans with the approved building permit. The public use and interests are served by the proposal since all applicable criteria are met, and this proposal also creates the potential for additional housing opportunities in the City.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements as attached to approval cover letter. Applicant must provide and expand maintenance agreement as stated below.

CONDITIONS-SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions.
2. Expand the common maintenance agreement to ensure that all owners are responsible, individually and separately, for the maintenance of the widened paved roadway of a section of Lenora Avenue N abutting the proposal site, clear of obstructions to traffic, utility and emergency vehicles.
3. Provide easement as required by City Light for electrical service to the proposed lots per Seattle City Light memorandum P.M. #260419-1-015. Show this easement on the face of the plat.

Conditions of Approval Following Recording

Prior to issuance of any building permit:

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to demolish, construct, or change of use.

Signature: (signature on file) Date: March 25, 2004
Edgardo R Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services